



±7,400 SF School Space

3405 ARTESIA BOULEVARD, TORRANCE, CA

FOR
LEASE



The Offering

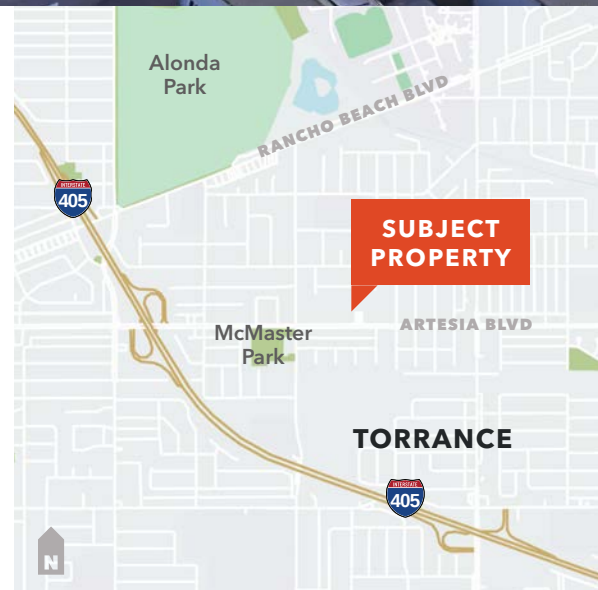
Hope United Methodist Church is offering to lease school space within its church campus. The offering provides exclusive use during traditional school days and hours. Shared facilities include several classrooms, offices, assembly hall, kitchen, outdoor eating area, and large on-site parking lot. This space would work great for private or charter (K-12) programs.

For leasing information, please contact

RILEY ROHDE
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LIC N° 02207141

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**Kidder
Mathews**

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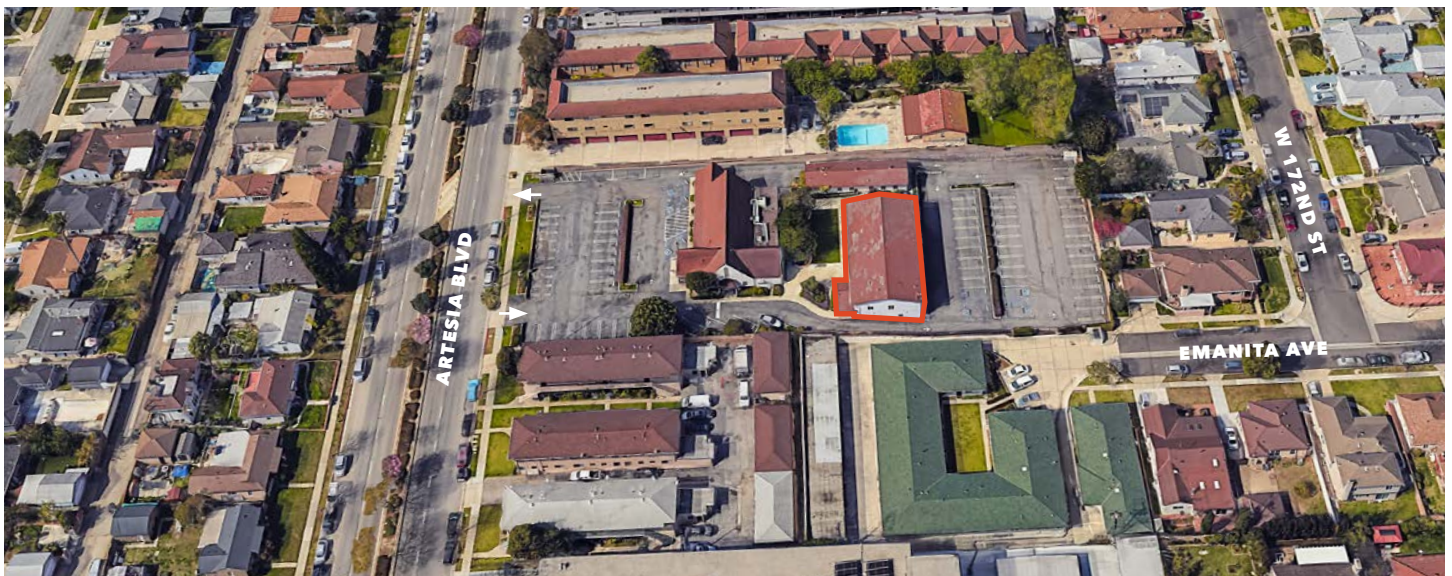
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Property Summary

Premises (±7,400 SF)	Six (6) classrooms, offices, large assembly hall, kitchen, outdoor eating & hard-top play area
Availability	Available for use Monday through Friday from 7 AM - 5 PM
Utilities	Tenant to pay its share of utilities
Parking	On-site
Approvals	Conditional permit may be needed (verify with city)
Shared vs. Exclusive Use	Landlord requires shared-use of some classrooms, assembly hall, kitchen & outdoor areas
Non-Profit / For-Profit	Non-profit is preferred. Landlord will consider for-profit. (Tenant to be responsible for any increase in property taxes)
Lease Rate	Negotiable



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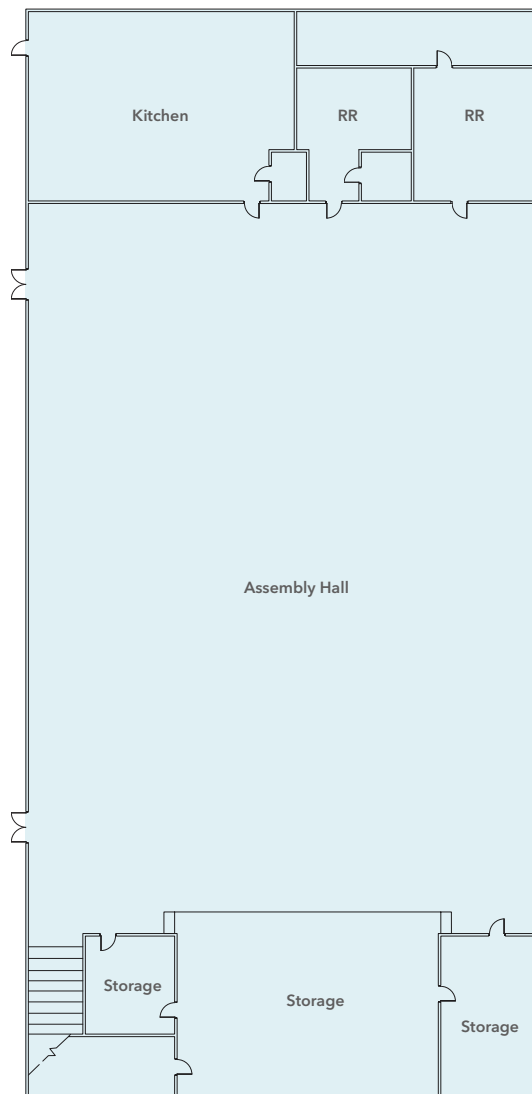
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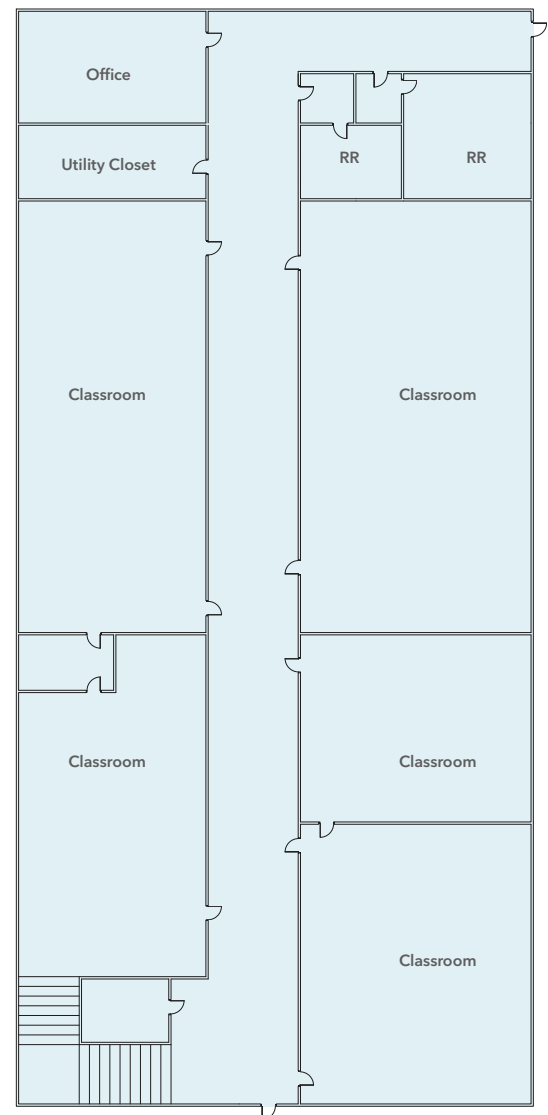
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Floor Plan | Shared Facilities

LOWER LEVEL



UPPER LEVEL



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